134.0	0003	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	995,400 /	995,400
USE VALUE:	995,400 /	995,400
ASSESSED:	995,400 /	995,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
90		CHURCHILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HECK EDWARD T & MARTHA A/
Owner 2:	CO-TRUSTEES
Owner 3:	
Street 1:	90 CHURCHILL AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HECK EDWARD T & MARTHA A -
Owner 2:	TRS/CREGO NOMINEE TRUST -
Street 1:	90 CHURCHILL AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,963 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Wood Shingle Exterior and 2121 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7963.000	398,900	3,500	593,000	995,400
Total Card	0.183	398,900	3,500	593,000	995,400
Total Parcel	0.183	398,900	3,500	593,000	995,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 469.31 | /Parcel: 469.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 86267
GIS Ref
GIS Ref
Insp Date: 05/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 134.0-0003-0002.0

!10448!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	398,800	3500	7,963.	593,000	995,300	995,300	Year End Roll	12/18/2019
2019	101	FV	314,300	3700	7,963.	625,900	943,900	943,900	Year End Roll	1/3/2019
2018	101	FV	314,300	3700	7,963.	461,200	779,200	779,200	Year End Roll	12/20/2017
2017	101	FV	314,300	3700	7,963.	441,500	759,500	759,500	Year End Roll	1/3/2017
2016	101	FV	314,300	3700	7,963.	408,500	726,500	726,500	Year End	1/4/2016
2015	101	FV	306,500	3800	7,963.	342,600	652,900	652,900	Year End Roll	12/11/2014
2014	101	FV	306,500	3800	7,963.	334,700	645,000	645,000	Year End Roll	12/16/2013
2013	101	FV	306,500	3800	7,963.	318,900	629,200	629,200		12/13/2012

PRINT

Date	Time
12/11/20	00:45:05

LAST REV

Date	Time
05/13/19	10:47:33

danam

USER DEFINED

Prior Id # 1:	86267
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10448

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HECK EDWARD T &	65993-407		8/28/2015	Convenience	99	No	No		
HECK EDWARD/MAR	29093-148		9/15/1998	Family	99	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/3/2018	1831	Re-Roof	14,075	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2018	MEAS&NOTICE	HS	Hanne S
2/4/2009	Measured	336	PATRIOT
11/23/1999	Mailer Sent		
11/5/1999	Measured	256	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7963		Sq. Ft.	Site		0	90.	0.83	10									593,001						593,000	

Total AC/HA:	0.18281	Total SF/SM:	7963	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	593,001	Spl Credit
											Total: 593,000

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	8 - Brick Veneer 25 %
Roof Struct:	3 - Gambrel
Roof Cover:	1 - Asphalt Shgl
Color:	TAN
View / Desir:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

COMMENTS

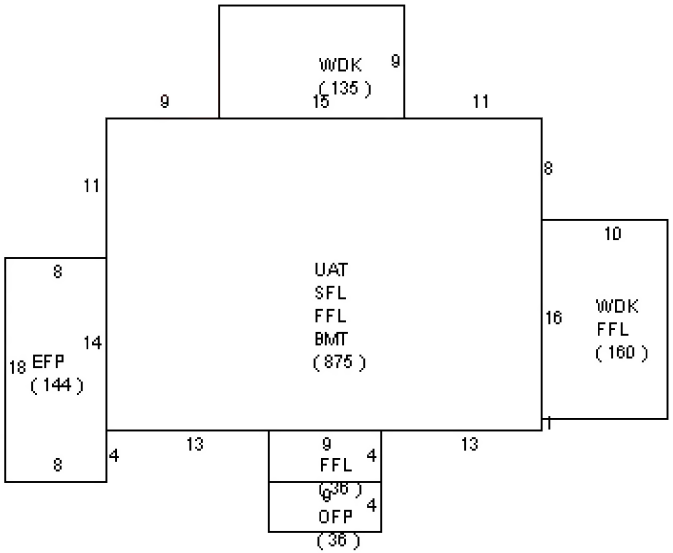
646-9086.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9		BRs: 4			Baths: 2				HB		

SKETCH



Sum Area By Label :
WDK = 295
UAT = 875
SFL = 875
FFL = 1071
BMT = 875
OFP = 36
EFP = 144

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26.4 %

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.20197797
Const Adj.:	1.01727164
Adj $ / SQ:	152.842
Other Features:	82500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	542027
Depreciation:	143095
Depreciated Total:	398932

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	184.94
Special Features:	0	Val/Su Net:	114.92
Final Total:	398900	Val/Su SzAd	209.70

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,071	152.840	163,694
BMT	Basement	875	45.850	40,121
SFL	Second Floor	831	152.840	127,050
WDK	Deck	295	9.550	2,818
UAT	Upper Attic	219	106.990	23,404
EFP	Enclos Porch	144	46.930	6,758
OFP	Open Porch	36	44.760	1,611

Net Sketched Area:	3,471			Total:	365,456
Size Ad	1902.25	Gross Are	4171	FinArea	2121

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

134.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1970	26.57	T	39.2	101			3,500			3,500

More:	N	Total Yard Items:	3,500	Total Special Featues:	Total: 3,500